184.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	944,600 / 944,600
					USE VALUE:	944,600 / 944,600
					ASSESSED:	944,600 / 944,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		KIPLING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROGUL MARY ELIZABETH
Owner 2:	ROGUL EMERICK MICHAEL
Owner 3:	
Street 1:	7 KIPLING RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TIBBLES MICHAEL -
Owner 2:	-
Street 1:	7 CERQUA ST
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains 6,760 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Vinyl Exterior and 2248 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6760.000	508,600		436,000	944,600
Total Card	0.155	508,600		436,000	944,600
Total Parcel	0.155	508,600		436,000	944,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.20 | /Parcel: 420.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 123654

GIS Ref

GIS Ref

Insp Date 06/11/18

!14295!

PREVIOUS ASSESSMENT

Parcel ID 184.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	508,500	0	6,760.	436,000	944,500	944,500	Year End Roll	12/18/2019
2019	101	FV	377,400	0	6,760.	436,000	813,400	813,400	Year End Roll	1/3/2019
2018	101	FV	218,400	0	6,760.	367,500	585,900	585,900	Year End Roll	12/20/2017
2017	101	FV	218,400	0	6,760.	336,300	554,700	554,700	Year End Roll	1/3/2017
2016	101	FV	218,400	0	6,760.	286,500	504,900	504,900	Year End	1/4/2016
2015	101	FV	213,100	0	6,760.	249,100	462,200	462,200	Year End Roll	12/11/2014
2014	101	FV	213,100	0	6,760.	230,400	443,500	443,500	Year End Roll	12/16/2013
2013	101	FV	213,100	0	6,760.	219,200	432,300	432,300		12/13/2012

PRINT

Date	Time
12/11/20	04:09:31

LAST REV

Date	Time
04/25/19	10:09:57

mmcmakin

14295

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TIBBLES MICHAEL	72373-340	1	3/26/2019		980,000	No	No		
TSAKIRGIS ANAST	67143-175		4/25/2016	Estate/Div	540,000	No	No		Anastasia Tsakirgis d.o.d. 11/11/2015 Middles
TSAKIRGIS ANAST	30832-307		11/3/1999	Convenience	1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2017	641	Siding	7,000	C				
8/19/2003	717	New Wind	6,175					

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2018	Meas/Inspect	DGM	D Mann
2/1/2018	Mail Update	EMK	Ellen K
10/16/2008	Meas/Inspect	355	PATRIOT
12/29/1999	Meas/Inspect	263	PATRIOT
7/13/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	123654
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6760		Sq. Ft.	Site		0	70.	0.92	7									435,959						436,000	

Total AC/HA: 0.15519 | Total SF/SM: 6760 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 435,959 | Spl Credit | Total: 436,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	6 - Saltbox		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19460583
Const Adj.:	1.00989902
Adj $ / SQ:	150.804
Other Features:	140000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	533147
Depreciation:	24525
Depreciated Total:	508622

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

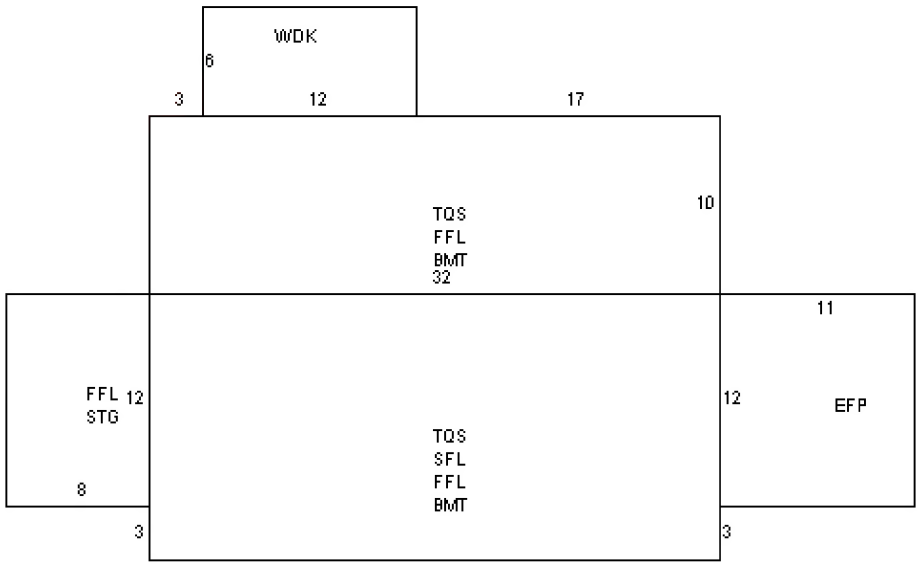
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	165.88
Special Features:	0	Val/Su Net:	167.97
Final Total:	508600	Val/Su SzAd	263.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	896	150.800	135,120
BMT	Basement	800	57.000	45,603
TQS	3/4 Story	600	150.800	90,482
SFL	Second Floor	432	150.800	65,147
EFP	Enclos Porch	132	48.320	6,379
STG	Storage	96	8.160	784
WDK	Deck	72	16.160	1,163

	Net Sketched Area:	3,028		Total:	344,678
Size Ad	1928	Gross Are	3276	FinArea	2248

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	